

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 12, 2012**

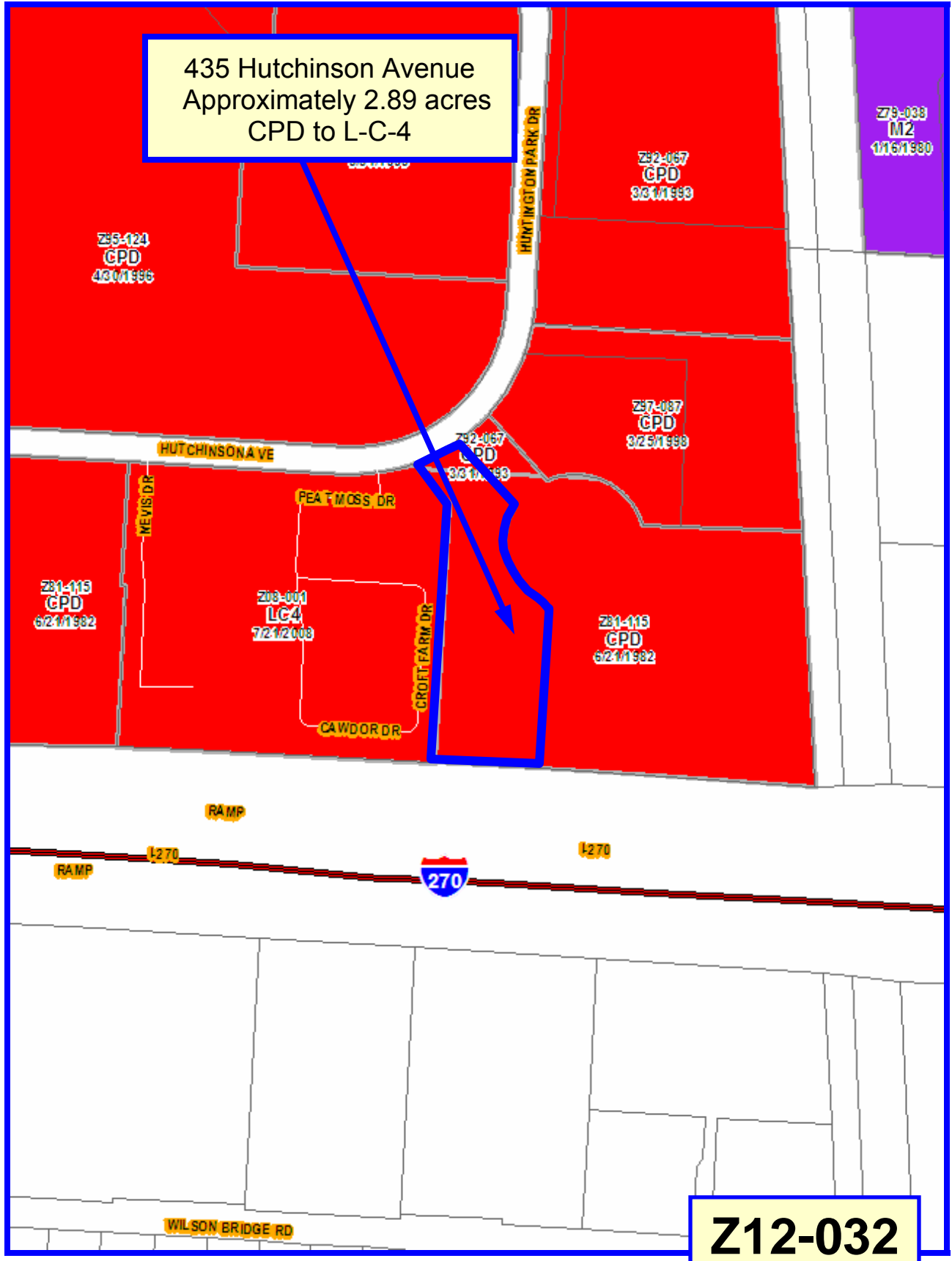
- 3. APPLICATION: Z12-032 (12335-00000-00228)**
Location: 435 HUTCHINSON AVENUE (43235), being 2.89± acres located on the south side of Hutchinson Avenue, 900± feet east of High Cross Boulevard (610-201410).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Commercial development.
Applicant(s): The Ellis Company; c/o Jeffrey L. Brown, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Pontifical College Josephinum; 7625 North High Street; Columbus, Ohio 43235.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

- The 2.89± acre site is undeveloped and zoned in the CPD, Commercial Planned Development District, permitting C-2 uses. The requested L-C-4, Limited Commercial District will allow additional commercial uses similar to those approved in the adjacent L-C-4, Limited Commercial District to the west.
- To the north of the site is a parking lot in the CPD, Commercial Planned Development District. To the east is a parking garage and an office building in the CPD, Commercial Planned Development District. To the south is Interstate 270. To the west is an extended stay hotel development in the L-C-4, Limited Commercial District.
- The proposed L-C-4, Limited Commercial District, commits to appropriate use restrictions, building and parking setbacks, street trees, and maximum height of light poles.
- The site is located within the boundaries of Subarea B.1 in *The Far North Plan* (1994) which recommends offices or highway-oriented uses such as hotels/motels, restaurants and retail uses that serve the businesses located in the subarea. The proposed use fits reasonably well within these guidelines.

CITY DEPARTMENTS RECOMMENDATION: Approval.

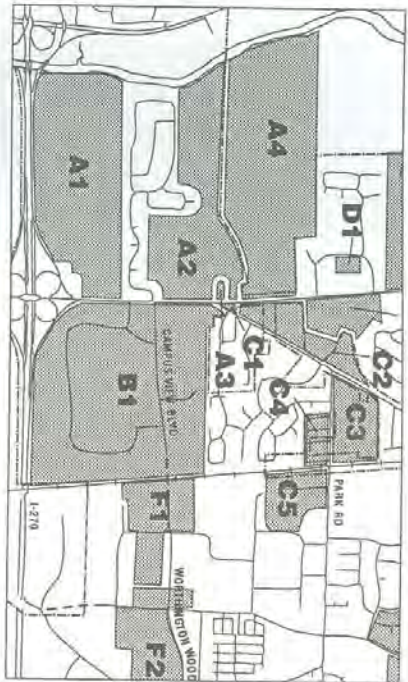
The requested L-C-4, Limited Commercial District would permit neighborhood commercial, office and some highway-oriented uses, which is consistent with the recommendations of *The Far North Plan* (1994). The request, with the development standards in the text, is compatible with development in the area.



- **Subarea A.3:** This is a small parcel fronting on North High Street that is developed with a single-family residence. Current zoning is Rural (R). This subarea is wooded and surrounded on three sides by land owned by the Pontifical College Josephinum. There have been recent pressures to redevelop this subarea.
- Support development that is compatible with the existing, surrounding development. A small-scale office building would be appropriate for this subarea.
- Preserve the natural, wooded environment of the subarea to the greatest extent possible.

Subarea A.4: This subarea is known as Camp Mary Orton. It is a 166 acre recreational facility that is privately owned by the Godman Guild Association. The camp is used by the Guild for its summer youth programs and is rented to private groups and social service agencies. The facility has approximately 125 acres of wooded land with trails and 40 acres of open space. The major features of this natural environment are a beautiful ravine and the Olenangy River. The complex includes a lodge with kitchen, cabins, swimming pool, tennis and basketball courts, and picnic shelter. Camp Mary Orton is bounded by the Highbanks Metropolitan Park, executive-style single-family homes, and offices on the north; the Pontifical College Josephinum on the south; North High Street on the east; and the Olenangy River on the west. Camp Mary Orton is located in Sharon Township and is zoned Rural (R) and Suburban Office (SO) under the Franklin County Zoning Resolution.

A Concept Plan has been completed concerning the future of Camp Mary Orton. The major recommendations of the plan are to: preserve the natural environment of the facility; to maximize the use of the property in support of Godman Guild programs; and to provide adequate resources to operate on a self-sustaining basis.



- Support future development in the subarea that is consistent with the Concept Plan that was adopted by the Godman Guild Board of Trustees. Development should support the mission of Camp Mary Orton and the Godman Guild Association.
- Preserve and maintain the natural environment of the subarea to the greatest extent possible.

Area B: Crosswoods

Subarea B.1: This subarea is an approximately 130-acre tract of land that is located in the northeast quadrant of North High Street and Interstate 270. The subarea has been designated as shopping and employment component of the fringe village. The Crosswoods subarea is also the commercial component of a neighborhood activity node. The subarea contains several large undeveloped parcels that are located within an established commercial area. Development patterns are well-established; however, some of the development planned for the subarea, such as a regional mall, may not no longer be appropriate. Existing land uses include corporate office buildings, hotels, motels, shopping centers, and

restaurants. The major portion of the subarea is zoned Commercial Planned Development (CPD). Separate recommendations are made for specific segments of the subarea.

Outside the Loop Road

- Support development in accordance with existing zoning districts. Future development should be limited to offices, highway-oriented uses such as hotels/motels and restaurants, and retail uses that serve the businesses located in the subarea. Fast food restaurants and automobile service and maintenance facilities are not appropriate uses for this subarea.

- Consider the undeveloped land along the Conrail Railroad as a possible location for a mass transit terminal and/or Park and Ride facility.

Inside the Loop Road

- Support development in accordance with existing zoning districts. Future development of this subarea should respect and take advantage of the interstate freeway intersection. Highway-oriented commercial uses, such as high-quality offices, hotels and restaurants, and retail uses that serve the businesses located in the subarea are among the most appropriate uses. Fast food restaurants are not appropriate for this subarea.

South of Crosswoods Drive

- Support development as offices in accordance with existing zoning districts.

North of Crosswoods Drive

- Support office development as the most appropriate land use for this portion of the subarea.
- Develop the two undeveloped parcels with joint access to Crosswoods Drive.

Area C: Park and Flint Roads

- Subarea C.1:** This site is a very small undeveloped parcel fronting on North High Street just north of Flint Road. Abutting the site on the north and east are single-family homes. Undeveloped land is adjacent to the site on the south and west. The existing zoning is Limited Commercial (LC2).
- Support development as offices in accordance with existing zoning district. More intense commercial development is not appropriate.

- Subarea C.2:** This subarea is characterized by a number of large lot single-family homes that have been constructed along the northwest side of Flint Road. Located mostly in Sharon Township, the subarea is heavily wooded and contains a section of the Flint Ravine. Adjacent development includes single-family homes and apartments. The current zoning of the subarea is Rural (R) in the city of Columbus and Suburban Residential (R4) in Sharon Township under the Franklin County Zoning Resolution. The subarea could experience redevelopment pressures.
- Support planned residential development as the best, long-term land use for the subarea. If the area redevelops, the maximum density for the subarea should be limited to four units per acre.
 - Redevelopment proposals should limit the number of curb cuts along Flint Road to improve the efficiency of traffic movement.
 - Preserve the natural characteristics of the wooded land and Flint Ravine.

- Subarea C.3:** This is a 23-acre undeveloped subarea that is controlled by the Worthington School District. The character of the land surrounding the subarea is single-family residential. Of the total subarea, six acres have been leased to the city of Columbus for use as a neighborhood park. The



435 Hutchinson Avenue
Approximately 2.89 acres
CPD to L-C-4

Z12-032



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

ORD # 2635-2012, Z12-032, Pg. 6
ATTN: SHANNON PINE

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME FNCCC MEETING DATE July 10, 2012

CASE NUMBER Z12-032 12335-00000-00228 Case Type Council Variance Rezoning

ZONING ADDRESS 435 Hutchison Ave. APPLICANT The Ellis Company

PERSON[S] REPRESENTING APPLICANT AT MEETING Jeffrey L. Brown, Smith & Hale LLC

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

Applicant Response

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Tabled indefinitely. See details on pg #2
for 11-0 against

Recommending Commission / Association / Accord Partner Vote: For _____ Against _____

Signature / Title of Authorized Representative Gloria Nunes, FNCCC President

Daytime Phone Number 614-781-0064

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

Reference pg #2 for details

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

July 10, 2012

FNCCC voted unanimously to table indefinitely Z12-032 12335-00000-00228 11 in favor to table and 0 against until the following items area available to confirm or answer and maps provided. As Mr. Brown was unable to declare when he could provide topography map for discovery of wetlands and answer or confirm the following:

1. Eliminate parking spaces for Emergency Vehicles

To enable emergency vehicles to turn corners at NE and NW eliminate 2-3 of the end parking spaces next to the buildings to allow proper maneuverability.

- 2. Parking & Maneuverability** Increase the parking spaces to **10' x 20'** to accommodate maneuverability for overnight construction workers (possible truck drivers). How many parking spaces are allocated for each unit? Increase the parking spaces for the handicapped to the east side. Ensure that the handicapped parking is ADA approved.
- 3. Expand the side yards to 25'** City Staff review encourages additional commitments to preservation of existing tree cover in the form of expanded side yard setbacks or identification of alternative preservation areas.
- 4. Access to the property** Provide proof the egress and ingress been established to enter and exit the property without the support of a shared drive way.
- 5. Confirm height district** for this proposal? Limitation text indicates 60'.
- 6. Access to the hotel** Confirm hotel is ADA approved?
- 7. Sleeping Rooms – 124** Confirm square footage of the sleeping rooms?
- 8. Street trees** shall be planted evenly spaced along Hutchison Avenue at the ratio of not less than one tree per thirty-five (35) feet of frontage.
- 9. A Stream Corridor Protection Zone** over the existing drainage course per the requirements of the City of Columbus shall be established. The Stream Corridor Protection Zone shall be increased over the City of Columbus requirements by a total of 25' for the purpose of preserving trees. All trees within the Stream Corridor Protection Zone shall be preserved.
- 10. All trees within the setbacks** along the east, west, **north** and south property lines shall be preserved except where utility connections are necessary.
- 11. Provide a buffer** to the residential units to the west.
- 12. Possible wetlands** along south and should do delineation (marking out). All area trees should be identified and preserved.
- 13. Provide topography map** for discovery of wetlands, retention pond and no interference with entrance access to the Hutchison Ave.
- 14. Confirm that City** has signed off allowing new road access off of Hutchison Ave with 25' width ROW.
- 15. Sidewalks**
All sidewalks constructed within the development will be a minimum of 5' in width.
- 16. Provide contact information for the fire department** for their report as matter of record.
- 17. Clarification** that residential is allowed above the commercial in commercial districts, but not on the first floor. The first floor must be entirely commercial.



COLUMBUS DEVELOPMENT COMMISSION

Basis for Recommendation

ORD # 2635-2012, Z12-032, Pg. 8

Date: July 12, 2012

Application #: Z12-032	Requested: L-C-4	Address: 435 HUTCHINSON AVENUE (43235)					
# Hearings:	Length of Testimony: 6:12 → 6:10 (28)	Staff Position:	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval			
# Speakers Support: (3)	Development Commission Vote: (Yes) (No) Abstain	Area Comm/ Civic Assoc:	<input type="checkbox"/> Approval	<input checked="" type="checkbox"/> Disapproval			
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	YES Fitzpatrick	YES Ingwersen	YES Anderson	YES Cooley	ABSENT Conroy	YES Onwukwe	YES Coe
+ = Positive or Proper - = Negative or Improper							
Land Use	+			+		+	+
Use Controls	+			+		+	+
Density or Number of Units	+			+		+	+
Lot Size							
Scale							
Environmental Considerations	REQUIRES STUDY			STUDY		+	-
Emissions							
Landscaping or Site Plans	+			+		+	
Buffering or Setbacks	+			+			
Traffic Related Commitments						drive way +	
Other Infrastructure Commitments							
Compliance with City Plans	+			+			+
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-						-
Governmental or Public Input							
MEMBER COMMENTS:							
<p>FITZPATRICK: I RECOMMEND ADDITIONAL DIALOG BETWEEN APPLICANT AND FNCC. DEVELOPMENT COMMISSION GREATLY VALUES NEIGHBORHOOD COMMISSION INPUT & CLARIFICATION OF DETAILS WOULD BENEFIT ALL CONCERNED. * THE REQUESTED LAND USE IS APPROPRIATE.</p>							
<p>INGWERSEN: LAND USE PROPOSED IS APPROPRIATE. TECHNICAL DETAILS OF THE SITE DEVELOPMENT NEED TO BE ADDRESSED & COMMUNICATED TO FNCC SO THAT THEIR NEIGHBORHOOD QUALITY ISSUES ARE ADDRESSED. THE CITY'S ONE-STOP STOP PROCESS WILL BE AN APPROPRIATE REVIEW PROCESS FOR DEVELOPMENT.</p>							
<p>ANDERSON: Land use NOT inappropriate. Hope that wetlands issues are reviewed & resolved.</p>							
<p>COOLEY: LAND USE ENTIRELY APPROPRIATE. COMMUNICATION WITH AREA COMMISSION DESIGN IDEAL AND DETAILED PLANNING SURETY</p>							
<p>CONROY:</p>							
<p>ONWUKWE: satisfies and use classification. But it will prudent for owner to hold further dialog with neighborhood to so resolve their concern. Issues raised should be addressed at the building design level.</p>							
<p>COE: I support this application as a reasonable appropriate land use. The applicant addressed many issues raised by the community and others will be addressed through the development process.</p>							



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # Z12-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David L. Hodge - Smith & Hale LLC
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

<p>1. The Ellis Company 1301 Dublin Road, Suite 201 Columbus, OH 43215 Cole Ellis - 469-8222 2 employees</p>	<p>2. Pontifical College Josephinum 7625 North High Street Worthington, OH 43235</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 11/04/12 day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15

This Project Disclosure Statement expires six months after date of notarization.



Here **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer